

Farmland Protection Policies and Programs - SCAG Region

COUNTY	PROGRAM AND INTENT	FEDERAL, STATE, OR LOCAL	APPLICABILITY
IMPERIAL			
	<p>Land Conservation (Williamson) Act Contracts</p> <p>The Act creates an arrangement (contract) whereby private landowners voluntarily restrict their land to agricultural and compatible open space uses under a rolling ten-year contract. In return parcels are assessed for property tax purpose at a rate consistent with their actual use, rather than potential market value.</p>	S	<p>In Imperial County, 127,932 acres are enrolled under Williamson Act Contract; 2,070 are in the nonrenewal process.</p> <p>Source: California Department of Conservation, Division of Land Resource Protection. 2006. <i>The California Land Conservation (Williamson) Act Status Report 2006</i>. May.</p>
	<p>County of Imperial Codified Ordinances – Title 9 Land Use Ordinance</p> <p>Section 90101.01: The text, including any tables, metrics, charts, sketches, and the official zoning maps shall constitute the comprehensive land use regulations for all unincorporated areas of the county of Imperial. The regulations are adopted to, promote and protect the public health, safety, and general welfare through the orderly regulation of land uses throughout the unincorporated areas of the county.</p> <p>Furthermore, the purpose of this title is also to:</p> <p>A. Encourage and guide development consistent and in conformity with the Imperial County general plan;</p> <p>B. Provide the economic and social advantages which result in the orderly planned use of all land resources;</p> <p>C. Assist the public in identifying and understanding regulations affecting the development and use(s) of land;</p> <p>D. Provide for environmentally safe and conducive growth and development;</p> <p>E. Establish beneficial, convenient and compatible relationships between land uses;</p> <p>F. Regulate the size, quantity, services, and use of parcels, lots, yards, and other open spaces;</p> <p>G. Regulate the use, location, height, bulk, and size of all buildings, structures, and/or physical improvements;</p> <p>H. Uniformly regulate the use and building intensity of land.</p> <p>I. Regulate the density of population in residential and nonresidential areas;</p> <p>J. Establish requirements for parking, for signs, and for billboards;</p> <p>K. Provide for uniform and consistent enforcement of these regulations.</p> <p>Source: County of Imperial Codified Ordinances - Title 9 Land Use Code, Chapter 9. Published by LexisNexis Municipal Codes, Charlottesville, Virginia. (Ord. No. 1363 § 1, 2003).</p>	L	<p><i>Section 90509.00A-3 (Heavy Agriculture) Zone</i></p> <p>The purpose of the A-3 (heavy agriculture) (forty(40) acres or larger typical) zone is to designate areas that are suitable for agricultural land uses; to prevent the encroachment of incompatible uses onto and within agricultural lands; and to prohibit the premature conversion of such lands to nonagricultural uses. It is a land use that is to promote heaviest agricultural uses in the most suitable land areas of the county. Uses in the A-3 zoning designation are limited primarily to agricultural related uses and agricultural activities that are compatible with agricultural uses. (Prior code § 90509.00)</p>
	<p>Coachella Municipal Code - The Comprehensive Zoning Ordinance of the City of Coachella</p> <p>17.02.020 Intent and purpose.</p> <p>A. To promote and protect the public health, safety, welfare and general prosperity of the city.</p> <p>B. To implement the general plan.</p> <p>C. To encourage the most desirable and appropriate use of land for open spare, agricultural, residential, commercial, industrial and other purposes, and the most desirable density of population throughout the city.</p> <p>D. To ensure the orderly and adequate rovision of community utilities and facilities such as transportation, water, sewerage, schools, and other public requirements.</p> <p>E. To encourage the most appropriate use and occupancy of buildings.</p> <p>F. To promote good civic design and arrangements.</p> <p>G. To provide reasonable standards with respect to, but not limited to the following:</p> <p>1. The use and intensity of use of structures and land for residential, commercial, industrial or other purposes; population density; the location, height, bulk and size of buildings and other structures;</p> <p>2. Yards, courts, and other private and public open spaces; parking and loading; signs; private streets; planned street lines; building lines; grading of land.</p> <p>Source: The Comprehensive Zoning Ordinance of the City of Coachella, Title 17 Zoning Code</p>	L	<p><i>Chapter 17.10 A-R Agricultural Reserve Zone</i></p> <p><u>17.10.010 Intent and purpose.</u></p> <p>This zone is intended to preserve certain designated prime agricultural lands within the city and protect those lands, which are deemed to be agricultural preserves, from the intrusion of urban development incompatible with agricultural land uses. This zone designation is reserved for only those lands which are subject to recorded Williamson Act contracts pursuant to Government Code, Section 51200 et seq. (Prior code § 018.01).</p>

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	City of El Centro General Plan The General Plan serves as the blueprint for future growth and development. The plan must contain policies and programs designed to provide decision makers with a solid basis for decisions related to land use and development. Source: City of El Centro Planning Department. <i>City of El Centro General Plan</i> . February 2004. El Centro, CA.	L	<i>Conservation/Open Space Element Agricultural and Soils Conservation, Goal 1</i> <u>Policy 1.1:</u> Direct future development away from prime soils areas to allow their continued use for agricultural uses. <u>Policy 1.5:</u> Continue to work with County and State agencies to ensure the effective conservation of agricultural lands within the region and to minimize the impacts of geothermal development on agricultural activities.
	Imperial County Right to Farm Ordinance Most county right-to-farm ordinances maintain four major provisions: (1) a statement of purpose, (2) definitions of agricultural operations and farmland, (3) limitation on agricultural nuisances, and (4) agricultural disclosure requirements. University of California, Davis. <i>County Right-to-Farm Ordinances in California: An Assessment of Impact and Effectiveness</i> . May 2001.	L	
LOS ANGELES			
	Land Conservation (Williamson) Act Contracts	S	Program adopted by county, but has not yet executed a contract. Source: California Department of Conservation, Division of Land Resource Protection. 2006. <i>The California Land Conservation (Williamson) Act Status Report 2006</i> . May.
	California Coastal Act of 1976 (California Coastal Act) <u>Section 30001.5</u> Legislative findings and declarations; goals The Legislature further finds and declares that the basic goals of the state for the coastal zone are to: (a) Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources. (b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state. (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners. (d) Assure priority for coastal-dependent and coastal-related development over other development on the coast. Source: Public Resources Code, Division 20, California Coastal Act.	S	Use and management of agricultural lands located within Local Coastal Program (LCP) areas of Los Angeles County are subject to those Coastal Act policies that protect agricultural resources: <i>Article 5 - Land Resources</i> Section 30241: "The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following: (a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban uses. (b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development. (d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands. Section 30242: "All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands." Section 30243: "The long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of noncommercial size shall be limited to providing for necessary timber processing and related facilities."
	Los Angeles County General Plan The General Plan serves as the blueprint for future growth and development within the unincorporated area of Los Angeles County. Through text and maps, the plan expresses the County's long-term objectives and visions for the future. County of Los Angeles - Department of Regional Planning. County of Los Angeles General Plan Comprehensive Update and Amendment.		<i>General Goals and Policies</i> <u>Policy 15 (General)</u> : Protect areas that have significant natural resources and scenic values, including significant ecological areas, the coastal zone and prime agricultural lands. <i>Land Use Element</i> <u>Policy 20 (Land Use)</u> : Protect identified Potential Agricultural Preserves by discouraging inappropriate land division and allowing only use types and intensities compatible with agriculture.

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ORANGE			
	Land Conservation (Williamson) Act Contracts	S	In Orange County, 9,359 acres are enrolled under Williamson Act Contract; 9,133 are in the nonrenewal process. Source: California Department of Conservation, Division of Land Resource Protection. 2006. <i>The California Land Conservation (Williamson) Act Status Report 2006</i> . May.
	California Coastal Act of 1976 (California Coastal Act)	S	Use and management of agricultural lands located within Local Coastal Program (LCP) areas are subject to those Coastal Act policies that protect agricultural resources.
	Orange County General Plan The General Plan is a blueprint for growth and development within the unincorporated county areas, while also addressing regional services and facilities provided by the County. County of Orange, Resources, Development and Management Department. <i>Orange County General Plan</i> . Updated February 15, 2004. Santa Ana, CA.	L	<i>Resources Element</i> <u>Policy 2 (Objective 1.1, Goal 3):</u> To encourage to the extent feasible the preservation and utilization of agricultural resources as a natural resource and economic asset. <u>Policy 3.2 (Objective 3.1, Goal 3):</u> To ensure the wise use of County resources by identifying, planning, or assisting in the planning for and assuming management responsibility when appropriate for open space areas used for the managed production of resources including, but not limited to, forest lands, rangeland, agricultural lands, and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; tidelands, beaches, bays, estuaries, marshes, rivers, and streams which are important for the management of commercial fisheries and for beach sand replenishment; and areas containing mineral deposits. <u>Implementation Programs: Natural Resources Component</u> <i>Agricultural Preserve Management</i> Action: Continue maintenance of existing agricultural preserve contracts between landowners and the County of Orange. Discussion: As discussed in the Agricultural Resources section, a substantial amount of land within Orange County is in agricultural preserve status. The amount of land under contract, however, will continue to decrease in the future because of non-renewal actions by landowners and city annexations. Unless there is a policy change as a result of the study of agricultural preserves required by the County Housing Element or other actions (e.g., to provide surplus land for housing or other needs), this program focuses on the maintenance of existing agricultural preserve contracts.
RIVERSIDE			
	Land Conservation (Williamson) Act Contracts	S	In Riverside County, 60,125 acres are enrolled under Williamson Act Contract; 3,631 are in the nonrenewal process. Source: California Department of Conservation, Division of Land Resource Protection. 2006. <i>The California Land Conservation (Williamson) Act Status Report 2006</i> . May.
	Riverside County Code - Riverside County land use ordinance (Title 17, Zoning Code) A revised draft Land Use Code (Ordinance 850) is currently under consideration by the county, and may become effective in January 2007. Sources: Riverside County Code - Riverside County land use ordinance. Published by LexisNexis Municipal Codes, Charlottesville, Virginia. (Ord. 348, § 1.2) And Pers. comm. Katy Chamberlain, Planner, Riverside County Land Management Agency. October 31, 2006.	L	<i>Chapter 17.136 C/V Citrus/Vineyard Zone</i> <u>Section 17.136.010</u> The board of supervisors (“board”) finds that there is a need in the county of Riverside for a zone classification within the “Citrus Vineyard Rural Policy Area” of the Riverside County general plan that would encourage agricultural cultivation, vineyards, and wineries that would preserve the rural lifestyle, wine-making atmosphere and long term viability of wine industry where such activities are occurring and that would protect such areas from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area.
	Ordinance No. 625.1: Riverside County Right-To-Farm Ordinance An ordinance of the county of riverside providing a nuisance defense for certain agricultural activities, operations, and facilities and providing public notification thereof. Adopted: March 18, 1986; Amended: November 8, 1994.	L	<u>Section 2. Findings.</u> The Riverside County Board of Supervisors finds that where non-agricultural land uses extend into agricultural areas or exist side-by-side, agricultural operations often become the subject of nuisance complaints. As a result, some agricultural operations are forced to cease or curtail operations, others are discouraged from making investments in farm improvements, and efficient agricultural production is generally discouraged due to burdensome litigation against farmers. <u>Section 3. Intent.</u> It is the intent of Riverside County to conserve, protect, and encourage the development, improvement, and continued viability of its agricultural land and industries for the long-term production of food and other agricultural products, and for the economic well-being of the County’s residents. It is also the intent of the County to balance the rights of farmers to produce food and other agricultural products with the rights of non-farmers who own, occupy, or use land within or adjacent to agricultural areas. It is the intent of this ordinance to reduce the loss to the County of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.

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			<p><u>Section 5. Policy</u></p> <p>a. No agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years if it was not a nuisance at the time it began.</p>
	<p>Riverside County General Plan</p> <p>The primary goal of the Riverside County General Plan is to manage the overall pattern of development within the county more effectively.</p> <p>County of Riverside, Planning Department. 2003. Riverside County General Plan. Adopted October 7. Riverside, CA.</p>	L	<p><i>Land Use Element</i></p> <p>The following policies apply to properties designated as Agriculture on the General Plan and area plan land use maps.</p> <p><u>LU 16.2:</u> Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only uses and intensities that are compatible with agricultural uses.</p> <p><u>LU 16.4:</u> Encourage conservation of productive agricultural lands. Preserve prime agricultural lands for high-value crop production.</p> <p><u>LU 16.5</u> Continue to participate in the California Land Conservation Act (the Williamson Act) of 1965.</p> <p><u>LU 16.6</u> Require consideration of State agricultural land classification specifications when a 2 ½-year Agriculture Foundation amendment to the General Plan is reviewed that would result in a shift from an agricultural to a non-agricultural use.</p> <p><i>Open Space Element</i></p> <p><u>OS 7.2</u> In cooperation with individual farmers, farming organizations, and farmland conservation organizations, the County shall employ a variety of agricultural land conservation programs to improve the viability of farms and ranches and thereby ensure the long-term conservation of viable agricultural operations within Riverside County.</p> <p>-The County of Riverside shall establish a Farmland Protection and Stewardship Committee and the Board of Supervisors shall appoint its members. The Committee shall develop a strategy to preserve agricultural land within Riverside County and shall identify and prioritize agricultural lands for conservation. This strategy shall not only address the preservation of agricultural land but shall also promote sustainable agriculture within Riverside County. In developing its strategy, the Committee shall consider an array of proven techniques and, where necessary, adapt these techniques to address the unique conditions faced by the farming community within Riverside County. County staff shall assist the Committee in accomplishing its task. County Departments, that may be called upon to assist the Committee, include, but are not limited to the following: the Agricultural Commissioner, Planning Department, Assessor's Office and County Counsel. In developing its strategy, the Committee shall consult government and private organizations with expertise in farmland protection. These organizations may include, but are not limited to, the following: USDA Natural Resources Conservation Service; State Department of Conservation and its Division of Land Resource Protection; University of California Sustainable Agriculture Research and Education Program; the University of California Cooperative Extension; The Nature Conservancy; American Farmland Trust; The Conservation Fund; the Trust for Public Land; and the Land Trust Alliance.</p> <p><u>OS 7.3</u> Encourage conservation of productive agricultural lands and preservation of prime agricultural lands.</p>
SAN BERNARDINO			
	Land Conservation (Williamson) Act Contracts		<p>In San Bernardino County, 4,639 acres are enrolled under Williamson Act Contract; 107 acres are in the nonrenewal process.</p> <p>Source: California Department of Conservation, Division of Land Resource Protection. 2006. <i>The California Land Conservation (Williamson) Act Status Report 2006</i>. May.</p>
	<p>San Bernardino County Development Code</p> <p>The locations and applicability of the Agricultural Preserve Overlay district are unclear. According to discussion with County Planner Jim Squire, the current overlay district is inaccurate.</p> <p>San Bernardino County Code - Title 8, Development Code. November 6, 1997. Division 5, Overlay Districts, Article 1.</p> <p>And</p> <p>Pers. comm. Jim Squire, Planner, Land Use Services Department. October 31, 2006.</p>	L	<p><i>Section 85.030101 Agricultural Preserve (AP) Overlay District</i></p> <p>(a) The preservation of agricultural land uses is essential to the economic well-being of the County.</p> <p>(b) The Agricultural Preserve (AP) Overlay District is created to protect vital agricultural uses by limiting land use activity to those uses which are compatible and supportive of agriculture and related uses and/or agricultural by-products.</p>

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	<p>San Bernardino County General Plan</p> <p>The General Plan:</p> <ul style="list-style-type: none">· Contains the goals, policies, and implementing actions for a variety of issues including natural and man-made hazards and natural and manmade resources.· Sets the framework for decision-making regarding the County's longterm development and utilization of resources.· Provides the data and analyses to support that decision-making framework.· Provides the rules by which land can be developed (what, where and under what conditions).· Provides a consensus vision of what the citizens and Board of Supervisors want for the County's future.· Establishes the operating rules for achieving that vision. <p>County of San Bernardino. <i>San Bernardino County General Plan</i>. Adopted July 1, 1989; Revised August 26, 1999. San Bernardino, CA.</p>	L	<p><i>Section II, Planning Issues, Natural Resources</i></p> <p><u>Policy SA-2:</u> Because agricultural uses are valuable, the County shall encourage retention of productive, commercially viable agricultural land and discourage the premature or unnecessary conversion of agricultural land to nonagricultural use through the following:</p> <p>a. Preservation of prime and statewide important soils types, as well as areas exhibiting viable agricultural operations, as shown on the Resource Overlay Maps, will be considered as an integral portion of the Open Space Element when reviewing development proposals.</p> <p>b. Utilize the provisions of the Williamson Act to further the preservation of commercially viable agricultural open space and designate preserves on the Resource Overlay Maps.</p> <p>c. Within agricultural preserves, establish minimum parcel sizes of 10 acres for prime and 40 acres for nonprime agricultural land and encourage consolidation of undersized parcels through the use of land use districts.</p> <p>e. Support reduction and elimination of special district boundaries in agricultural areas where urban services are not planned.</p> <p>f. Within commercially viable agricultural areas, encourage only land uses which are compatible with agriculture and maintain a list of compatible uses allowed within agricultural preserves.</p> <p>h. Establish necessary buffers between agricultural and/or other uses.</p> <p>j. If the need arises, encourage relocation of agricultural operations within the County rather than to areas outside the County.</p> <p>l. Designate agricultural land use districts on the Land Use Maps and agricultural preserves on the Resource Overlay Maps.</p> <p>n. Encourage expansion of agriculture in under-utilized areas through actively promoting the establishment of agricultural lands where water is available in sufficient quantity. These lands shall be identified on the Resource Overlay Map.</p> <p>o. Encourage agricultural use of commercially productive agricultural lands; discourage city sphere of influence extensions into areas containing commercially productive agricultural lands.</p> <p>p. Maintain the existing Chino Agriculture Preserve boundaries as long as the dairy industry remains viable. Cooperate with the Southern California Agricultural Land Foundation regarding the use of Proposition 70 funds to purchase agricultural land in the Chino Agricultural Preserve and maintain it as open space, even if farming ceases.</p> <p>s. Attempt to incrementally purchase and land bank those properties whose owners do not wish to stay in the Preserve, such properties to be made available for agriculture purchase or lease through various funding sources such as County funding, not-for-profit corporations and dairy interest groups.</p> <p><u>Policy SA-4:</u> Because agricultural activities tend to be larger in terms of acreage to remain economically viable, and the creation of parcels results in creating road networks which discourage agriculture, larger parcels sizes are required.</p> <p>a. The minimum parcel size for agricultural districts within the Valley portions of the County should be 10 acres.</p> <p>b. The minimum parcel size for agricultural districts in the Desert portions of the County should be 40 acres outside the CDCA boundaries and 160 acres within the CDCA boundaries.</p>
	<p>USDA Farm and Ranch Lands Protection Program (FRPP)</p> <p>The FRPP, also referred to as the Farmland Protection Program (FPP), helps farmers and ranchers keep their productive land in agriculture. The program partners with States, Tribes, local governments and non-profit organizations to purchase conservation easements for the purpose of protecting topsoil by limiting nonagricultural uses of the land. NRCS provides up to 50% of the fair market value of the easement to the cooperating entity, which acquires, manages, and enforces the easement. Landowners participate voluntarily, and protected farms remain in private ownership.</p>	F	<p>Pursuant to the Farmland Protection Policy Act (FPPA) of 1981 [Sections 1539-1549 P.L. 97-98, Dec 22, 1981], the Secretary of Agriculture is directed to establish and carry out a program to "minimize the extent to which Federal programs contribute to the unnecessary and irreversible conversion of farmland to nonagricultural uses, and to the extent practicable, will be compatible with state, unit of local government, and private programs and policies to protect farmland." [7 USC 4201-4209 & 7 USC 658].</p> <p>As of June 2003, 9 acres in San Bernardino County were protected under the FRPP as conservation easements.</p> <p>Source: USDA Natural Resources Conservation Service. California Farms and Ranch Lands Protection Program. 2003.</p>

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	Land Conservation Trust The Land Conservation Trust is devoted to protecting open space, agricultural lands, wildlife habitats, and natural resource lands. A land trust is a nonprofit organization that, as all or part of its mission, actively works to conserve land by undertaking or assisting in land or conservation easement acquisition, or by its stewardship of such land or easements.	F, S, and L	<i>Southern California Agricultural Land Foundation</i> Mission Statement: To preserve agricultural land and its open space character. Within San Bernardino County, 740 acres of agricultural land have been preserved, partially acquired by the land trust. Sources: Southern California Agricultural Land Foundation. Ontario, CA. And, Land Trust Alliance. 2003. Website: <http://www.ltanet.org/findlandtrust/one.tcl?pc_id=1964.> Accessed: October 12, 2006.
VENTURA			
	Land Conservation (Williamson) Act Contracts, including Farmland Security Zone The Legislature enhanced the Williamson Act in 1998 with the farmland security zone (FSZ) provisions. FSZ provisions offer landowners greater property tax reduction in return for a minimum rolling contract term of 20 years.	S	In Ventura County, 125,926 acres are enrolled under Williamson Act Contract; 2,914 are in the nonrenewal process; 2,855 acres are enrolled under Farmland Security Zone Contract. Source: California Department of Conservation, Division of Land Resource Protection. 2006. <i>The California Land Conservation (Williamson) Act Status Report 2006</i> . May.
	Zoning Ordinance - Ventura County Non-Coastal Zoning Ordinance The text (including tables and matrices) and zoning maps contained in this Chapter constitute the comprehensive zoning regulations for the unincorporated area of the County of Ventura, excluding the Coastal Zone, and are adopted to protect and promote the public health, safety and general welfare; to provide the environmental, economic and social advantages which result from an orderly, planned use of resources; to establish the most beneficial and convenient relationships among land uses and to implement Ventura County's General Plan. Source: Ventura County Non-Coastal Zoning Ordinance - Division 8, Chapter 1 of the Ventura County Ordinance Code. Last amended: July 29, 2003.	L	<i>Section 8104-1.2 - Agricultural Exclusive (A-E) Zone</i> The purpose of this zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in Ventura County and to protect these areas from the encroachment of nonrelated uses which, by their nature, would have detrimental effects upon the agriculture industry. (Division 8, Chapter 1, Article 4) <i>Section 8104-6.2 - Timberland Preserve (T-P) Zone</i> The purposes of the T-P zone are: a. To maintain the optimum amount of the limited supply of timberland so as to ensure its current and continued availability for the growing and harvesting of timber, and compatible uses; b. To discourage premature or unnecessary conversion of timberland to urban and other uses; c. To discourage the expansion of urban services into timberland; and d. To encourage investment in timberlands based on reasonable expectation of harvest. Note: Ventura County does not contain land which produces timber commercially for eventual use as lumber or pulp; however, six Christmas tree farms are zoned Timberland Preserve (T-P) pursuant to the provisions of the Timberland Preserve Zone of the County Zoning Ordinance. As of 2000, 94 acres were zoned T-P. (Source: Ventura County General Plan - Resource Appendix). <i>Section 8109-4.3.6 - Division of Land</i> Lots zoned as Timberland Preserve under this Article may not be divided into lots containing less than 160 acres, unless a joint timber management plan is prepared or approved as to content by a registered professional forester for the lots to be created. The Plan shall provide for the management and harvesting of timber by the original and any subsequent owners, and shall be recorded with the County Recorder as a deed restriction on all newly created lots. The deed restriction shall run with the land rather than with the owners, and shall remain in force for a period of not less than ten years from the date the division is approved by the Board. The division shall be approved only by a four-fifths vote of the full Board, and only after recording of the deed restriction. <i>Section 8109-0.4 - Protection Of Agricultural Resources</i> When establishing permit conditions, the adverse effects on agricultural resources shall be considered. It is specifically intended that non-agricultural uses in proximity to agricultural land should be located, designed, and operated to minimize adverse effects on agriculture, including but not limited to water runoff, siltation, erosion, dust, introduction of pests and diseases, and the potential for trespassing, pilferage, or vandalism; as well as conflicts between agricultural and non-agricultural uses including but not limited to vehicular traffic and the application of agricultural chemicals to agricultural property. Specific measures, including but not limited to use restrictions, buffer zones, fences and walls, and/or screening, may be required in order to ensure that the above standard is met. Said measures shall be developed in consultation with the Agricultural Commissioner. (Article 9; ADD. ORD. 4215 - 10/24/00) <i>Section 8114-2.1.1 - Exception - Agricultural Operations Protection</i> No agricultural activity, operation, or facility that is consistent with this Chapter and the General Plan, and is conducted or maintained for commercial purposes in a manner consistent with proper and accepted customs

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			and standards as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after it has been in operation for more than one year if it was not a nuisance at the time it began. (Article 14).
	<p>Zoning Ordinance for the Coastal Zone - Ventura County Coastal Zoning Ordinance</p> <p>This Chapter is adopted to protect and promote the public health, safety, and general welfare; and to provide the environmental, economic, and social advantages which result from an orderly, planned use of resources; and to protect public and private property, wildlife, marine fisheries, and other ocean resources, and the natural environment, by protecting the ecological balance of the coastal zone and preventing its destruction and deterioration. This Chapter shall implement the objectives and policies of Ventura County's General Plan including the Local Coastal Program (LCP) Land Use Plan, within the unincorporated county area.</p> <p>Source: Ventura County. Zoning Ordinance for the Coastal Zone - Division 8, Chapter 1.1 of the Ventura County Ordinance Code. Last amended: June 3, 2003.</p>	L	<p><i>Section 8173-2 - Coastal Agricultural (C-A) Zone</i></p> <p>The purpose of this zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in the coastal zone of Ventura County, and to protect these areas from the encroachment of nonresidential uses which, by their nature, would have detrimental effects on the agriculture industry.</p> <p><i>Section 8175-3.3 - Accessory Parking</i></p> <p>No residential, agricultural, or open space zoned lot shall be used for the accessory parking or storage of vehicles which are designed to carry more than a three-quarter ton load, and which are used for shipping and/or the delivery of freight and products, except on those lots where delivery to storage or market of agricultural or horticultural commodities is permitted under this Chapter and is occurring on said lot. (Article 5)</p> <p><i>Section 8178-5 – Agricultural Lands</i></p> <p>To maintain agricultural viability, the following standards must be met, or be capable of being met with appropriate conditions and limitations. These standards apply to all developments, including land divisions, either in or adjacent to agricultural areas. The applicant shall have the burden of proving these standards can be met: a. The establishment or maintenance of the use or development will not significantly reduce, restrict or adversely affect agricultural resources or the economic viability of commercial agricultural operations on-site or in the area. b. All structures will be sited to minimize conflicts with agricultural operations. c. The minimum amount of agricultural land shall be removed from production. (Article 8)</p> <p><i>Section 8183-4.1 - Exception - Agricultural Operations Protection</i></p> <p>No agricultural activity, operation, or facility that is consistent with this Chapter and the General Plan, and is conducted or maintained for commercial purposes in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after it has been in operation for more than one year if it was not a nuisance at the time it began. (Article 13)</p>
	<p>Ventura County General Plan</p> <p>Section 65302 of the Government Code states that "the general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals."</p> <p>Sources:</p> <p>County of Ventura Resource Management Agency. 2005. <i>Ventura County General Plan – Goals, Policies & Programs</i>. December 6. Ventura, CA.</p> <p>and</p> <p>County of Ventura Resource Management Agency. 2001. <i>Coastal Area Plan of the Ventura County General Plan</i>. November 20. Ventura, CA.</p>	L	<p><i>Resources Element, Section 1.6.2 Policies</i></p> <p>1. Discretionary development located on land designated as Agricultural (see Land Use Chapter) and identified as Prime Farmland or Farmland of Statewide Importance on the State's Important Farmland Inventory, shall be planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.</p> <p>5. The County shall preserve agricultural land by retaining and expanding the existing Greenbelt Agreements and encouraging the formation of additional <i>Greenbelt Agreements</i>.</p> <p>6. <i>Discretionary development</i> adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.</p> <p><i>Land Use Element, Section 3.1.3 Programs</i></p> <p><u>Greenbelt Agreements</u>: In order to maintain the integrity of separate, distinct cities and to prevent inappropriately placed development between city boundaries, some cities and the County have entered into joint greenbelt agreements. These agreements protect open space and agricultural lands and reassure property owners located within these areas that land will not be prematurely converted to uses which are incompatible with agriculture or open space uses. In addition, the greenbelt agreements reinforce the County Guidelines for Orderly Development. Traditionally, agreements have been executed as joint or co-adopted resolutions by mutually interested cities and, in cases where the County is a party to it, by the Board of Supervisors.</p> <p>Greenbelt agreements have been adopted for the following areas:</p> <ul style="list-style-type: none">• Between the cities of Ventura and Santa Paula.• Between the cities of Santa Paula and Fillmore.• Between Fillmore and the Los Angeles County Line (excluding the Community of Piru).• Between the cities of Ventura and Oxnard westerly of Oxnard to Harbor Blvd.• Between the cities of Oxnard and Camarillo• East of the City of Camarillo for the westerly portion of the Santa Rosa Valley.

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COUNTY	PROGRAM AND INTENT	FEDERAL, STATE, OR LOCAL	APPLICABILITY
			<ul style="list-style-type: none">• Tierra Rejada Valley. <p><i>Coastal Area Plan</i></p> <p><u>General Agricultural Policies</u></p> <p>1. Soils will be conserved and erosion minimized by the use of best grading management practices as set forth by the Soil Conservation Service.</p> <p>2. Land divisions in, or adjacent to, agricultural areas, will not be allowed to affect agricultural productivity.</p> <p>3. The Local Agency Formation Commission (LAFCO) should exclude agricultural lands outside of the Coastal Area Plan's "stable urban boundary" line (see Figure 16.2), from any new or expanded service districts that could negatively impact agricultural viability.</p> <p>4. New or expanded public works facilities will be sited or designed to mitigate environmental impacts on agricultural lands.</p> <p>6. Non-prime agricultural land defined as agricultural land, other than prime agricultural lands (as defined in Public Resources Section 30113), used or suitable for crops or grazing shall be designated as Agriculture with a minimum acreage size of 200 acres (1 DU/200 acres).</p> <p><u>North Coast Agricultural Policies</u></p> <p>1. The stable urban boundaries are:</p> <p>a. The Southern Pacific Railroad right-of-way north of U.S. Highway 101, in the Preble area, which divides the unincorporated County agricultural lands and the City of San Buenaventura's urban development.</p> <p>b. Conterminous with the City of Oxnard's present city limit at Wooley Road and the Ormond Beach area.</p> <p>2. Land divisions in, or adjacent to, agricultural areas, will not be allowed to affect agricultural productivity.</p> <p>3. The Local Agency Foundation Commission should exclude lands designated "Agriculture" from any new or expanded service districts that could negatively impact agricultural viability.</p> <p>4. New or expanded public works facilities will be sited or designed to mitigate environmental impacts on agricultural viability and open space lands.</p> <p><u>South Coast Agricultural Policies</u></p> <p>1. Soils will be conserved and erosion minimized by the use of best grading management practices as set forth by the Soil Conservation Service.</p> <p>2. Land divisions in, or adjacent to agricultural areas, will not be allowed to affect agricultural productivity.</p> <p>3. The Local Area Foundation Commission should exclude agricultural lands from any new or expanded service districts that could impact agricultural viability.</p> <p>4. New service extensions beyond the stable urban boundary will be designed to mitigate any effects on agricultural viability.</p>
	<p>Save Our Agricultural Resources (S.O.A.R.)</p> <p>The County S.O.A.R. ordinance requires countywide voter approval of any change to the County General Plan involving the “Agricultural,” “Open Space” or “Rural” land use map designations, or any change to a General Plan goal or policy related to those land use designations. Generally, the cities’ SOAR ordinances and initiatives establish “City Urban Restriction Boundary” (CURB) lines around each city and requires city voter approval before any land located outside the CURB lines can be developed under the city’s jurisdiction for urban purposes.</p> <p>County of Ventura Resource Management Agency. 2005. <i>Ventura County General Plan – Goals, Policies & Programs</i>. December 6. Ventura, CA.</p> <p>And</p> <p>Millias, Deborah. County of Ventura Resources Management Agency. Emails dated November 8, 2006.</p>	L	<p><i>City Urban Restriction Boundary (C.U.R.B.)</i></p> <p>Properties located <i>outside</i> of the CURB line within the following cities, require voter approval prior to development: Camarillo, Fillmore, Moorpark, Oxnard, Santa Paula, Simi Valley, and Thousand Oaks. Properties <i>inside</i> the CURB line may develop without voter approval. Most of the city SOAR ordinances remain in effect until 2020. Ventura’s ordinance is in effect until 2025 and Thousand Oak’s ordinance is in effect until 2030.</p> <p>Pursuant to the provisions of the Save Open-Space and Agricultural Resources (S.O.A.R.) Ordinance, the following shall obtain until December 31, 2020:</p> <p>a) The provisions setting forth the Agricultural, Open Space and Rural land use designations, and the goals and policies as they specifically apply to those land use designations in Sections 3.1 and 3.2 of this General Plan shall not be further amended unless such amendment is approved by vote of the people or by the Board of Supervisors pursuant to the procedures set forth herein.</p> <p>b) Those lands designated as Agricultural, Open Space or Rural on the “General Land Use Maps” adopted by the Board of Supervisors for Ventura County on May 24, 1988, and amended through September 16, 1997 shall remain so designated unless redesignated to another general plan land use category by vote of the people, or redesignated by the Board of Supervisors pursuant to the procedures set forth herein.</p> <p>c) The Board of Supervisors, following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, may place any amendment to land use designations of Agricultural, Open Space or Rural, or any provision, goal or policy as set forth in</p>

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COUNTY	PROGRAM AND INTENT	FEDERAL, STATE, OR LOCAL	APPLICABILITY
			<p>subsection “a”, above, on the ballot pursuant to the mechanisms provided by State Law.</p> <p>d) The Board of Supervisors without a vote of the people may reorganize, reorder, or renumber individual provisions of the General Plan, as well as the provisions herein, in the course of ongoing updates of the General Plan in accordance with the requirements of state law. Additional technical, non-substantive language modifications may be made to the General Plan with reference to Agricultural, Open Space or Rural designations for clarification and internal consistency provided such modifications are consistent with the Findings and Purpose of the ordinance creating these provisions.</p> <p>e) The Board of Supervisors, without a vote of the people, may redesignate Rural designated properties to either Agricultural or Open Space, or may redesignate Open Space to Agriculture pursuant to the provisions for making such amendments set forth in state law and Board adopted policies.</p> <p>f) The Board of Supervisors, without a vote of the people, may redesignate Agricultural designated properties to Open Space if the Board of Supervisors makes all of the following findings supported by substantial evidence:</p> <p>i) The land proposed for redesignation has not been used for agricultural purposes in the past 2 years and is unusable for agriculture due to its topography, drainage, flooding, adverse soil conditions or other physical reasons;</p> <p>iv) The proposed redesignation is compatible with agricultural uses, does not interfere with accepted agricultural practices, and does not adversely affect the stability of land use patterns in the area; and</p> <p>v) The land proposed for redesignation does not exceed 40 acres for any one landowner in any calendar year, and one landowner may not obtain redesignation pursuant to this subdivision (f) more often than every other year. Landowners with any unity of interest are considered one landowner for purposes of this limitation.</p> <p>g) The Board of Supervisors, without a vote of the people, may redesignate Agricultural, Open Space or Rural properties provided the Board complies with the following two conditions:</p> <p>i) The Board makes a finding based upon the advice of the County Counsel that the designation of the property effects an unconstitutional taking of the landowners' property; and</p> <p>ii) In permitting the redesignation, the Board allows a less restrictive designation to be applied to the property only to the extent necessary to avoid the unconstitutional taking of the landowner's property.</p> <p>h) The Board of Supervisors, without a vote of the people, may amend the provisions of the General Plan which apply to the Agricultural, Open Space or Rural designations, as set forth in subsection “a”, above, for the express purpose of further protecting and preserving resources identified in the General Plan, provided that said amendment(s) are consistent with the Findings and Purpose of the ordinance adopting these provisions of the General Plan.</p>
	<p>Ventura County Greenbelt Program</p> <p>Greenbelts are agreements between the County of Ventura and a city or cities to limit annexations and development within specified areas, and prevent urban encroachment into agricultural areas. The greenbelts serve to preserve the areas between cities for agriculture and open space.</p> <p>The agreements maintain the integrity of separate, distinct cities and prevent inappropriately placed development between city boundaries. These agreements protect open space and agricultural lands and reassure property owners located within these areas that land will not be prematurely converted to uses which are incompatible with agriculture or open space uses.</p> <p>It is also a joint resolution between interested cities and/or the County to protect open space and agricultural lands and to reassure property owners located within these areas that lands will not be prematurely converted to agriculturally incompatible uses.</p>	L	<p>There are seven existing greenbelts in the County that affect approximately 155,300 acres of unincorporated agriculture and open space lands. These Greenbelt agreements, for the most part, encompass land that is currently outside of the cities' Sphere of Influence and SOAR boundaries:</p> <p><i>Greenbelt agreements</i> have been adopted for the following areas:</p> <ul style="list-style-type: none">• Between the cities of Ventura and Santa Paula.• Between the cities of Santa Paula and Fillmore.• Between Fillmore and the Los Angeles County Line (excluding the Community of Piru).• Between the cities of Ventura and Oxnard westerly of Oxnard to Harbor Blvd.• Between the cities of Oxnard and Camarillo• East of the City of Camarillo for the westerly portion of the Santa Rosa Valley.• Tierra Rejada Valley. <p>Uses/development that are allowed by the applicable county zoning (such as Open Space or Agricultural Exclusive) <i>can</i> occur in a greenbelt.</p>
	<p>Guidelines for Orderly Development</p> <p>The Guidelines for Orderly Development have been adopted by the Board of Supervisors, all City Councils within Ventura County and the Local Agency Formation Commission (LAFCO). They clarify the relationship between the Cities and the County with respect to urban planning, facilitate a better understanding regarding development standards and fees, and identify the appropriate governmental agency responsible for making determinations on land use requests.</p> <p>Source: County of Ventura, Resource Management Agency, Planning Division. <i>Guidelines for Orderly</i></p>	L	<p>The Guidelines allow for urbanization in a manner that will accommodate the development goals of the individual communities while conserving the resources of the County. The following guideline in particular serves to protect resources (such as agriculture):</p> <ul style="list-style-type: none">• Urban development should only be allowed in Unincorporated Urban Centers or Existing Communities as designated in the County General Plan.

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COUNTY	PROGRAM AND INTENT	FEDERAL, STATE, OR LOCAL	APPLICABILITY
	<i>Development.</i> December 1996. Ventura, CA.		
	California Farmland Conservancy Program (CFCP) The CFCP seeks to encourage the long-term, private stewardship of agricultural lands through the voluntary use of agricultural conservation easements. The CFCP provides grant funding for projects which use and support agricultural conservation easements for protection of agricultural lands. As of April 2005, the CFCP has funded more than 50 easement projects in California, including nearly 25,000 acres in more than a dozen counties. CFCP has also funded a number of planning grants, including some with regional or statewide value.	S	<i>Ventura Agricultural Land Trust</i> Within the eight-county study area, CFCP has awarded grants for planning and policy projects within the counties of Kern and Ventura, funding a public education & marketing campaign regarding land conservation within Ventura County.
	California Coastal Act of 1976 (California Coastal Act)	S	Agricultural lands located within Local Coastal Program (LCP) areas are subject to those Coastal Act policies that protect agricultural resources.
	California State Coastal Conservancy - Coastal Conservancy Strategic Plan The 2003 Coastal Conservancy Strategic Plan was prepared pursuant to the direction and guidelines provided by the Department of Finance in Management Memo 96-23 (8/9/96) and Budget Letter 96-16 (9/23/96). The document describes current and historic resource allocation by the Conservancy, public needs served by the agency, policies and principles guiding the Conservancy and its staff, and the intended and recommended future course of the agency's efforts. The Conservancy's eleven statutory areas are grouped into three program areas: Public Access; Coastal Resource Conservation; and The San Francisco Bay Area Conservancy Program. Source: California State Coastal Conservancy. California State Coastal Conservancy Strategic Plan - 2003. Oakland, CA.	S	Two projects (Santa Clara River and Calleguas Creek) and 1,000 acres specifically for agricultural conservation are planned within the South Coast region (Ventura County) of California. The projects would be funded by the Conservancy using Proposition 40 allocated funds (\$240 million). <i>Goal 7:</i> Preservation of coastal agriculture. <i>Statewide Strategy:</i> The top priority for protection are agricultural lands within the urban fringe and/or where there are continuing resource protection/ agricultural production conflicts. <i>Objective A:</i> Acquire approximately 18,000 acres of agricultural conservation easements or fee interests over strategic properties in key coastal farmlands [1,000 acres in South Coast area]. Strategies 1. Update/refine identification of strategic agricultural preservation areas and status of agricultural economies in each coastal county. 2. Update/refine identification of priority properties in each county. 3. Determine landowner interest and local support. 4. Estimate number of easements needed to inhibit further conversion in each area. 5. Coordinate with Department of Conservation and Wildlife Conservation Board to integrate farmland and habitat protection. <i>Objective B:</i> Implement approximately 22 projects that foster the long-term viability of coastal agriculture including projects to assist farmers and ranchers to reduce impacts of their operations on wildlife habitat and water quality. Strategies 1. Fund facilities that increase producer's access to markets. 2. Fund demonstrations of water efficiency and other conservation measures, including analysis of economic and environmental outcomes. 3. Develop off-stream water storage systems. 4. Develop networks with agricultural industry in each coastal county to establish ongoing communication regarding protection needs. 5. Develop green certification and fish friendly programs through resource conservation districts. 6. Acquire buffer strips along sensitive habitat and watercourses. 7. Provide assistance to farmers through resource conservation districts to reduce erosion and encroachments into streams.